

ZB# 78-4

Adolph Taravella

(no SBL given)

78-4- Taravella, Adolph & Frances

78-4.

Public Hearing

Jan. 23, 1977 -

8:16 p.m.

Ad sent to
Evening News
1/10/78. PR.

GENERAL RECEIPT

3522

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF

Adolph Taravella

Jan. 18 19 *78*
\$ *50.00*

DOLLARS

FOR

Fifty and 00/100
Application for Variance #78-4

DISTRIBUTION

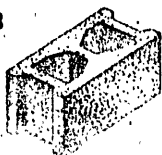
FUND	CODE	AMOUNT
<i>50.00</i>	<i>Check</i>	

BY

Charlotte Marcantonio

Deputy
TITLE

Telephone
(914) 561-4108



Jan 23-4
Federal Block Corporation

Concrete Building Blocks
100-115
Newburgh, N.Y. 12550

(Taravella) 78-4

2-3-8-11

78-4

ARTIST STUDIO

#3 NC 2m

DD.1 40,000

200 lot width

OK 60 front yard ✓

OK 30 side yard ✓

OK 30 rear yard ✓

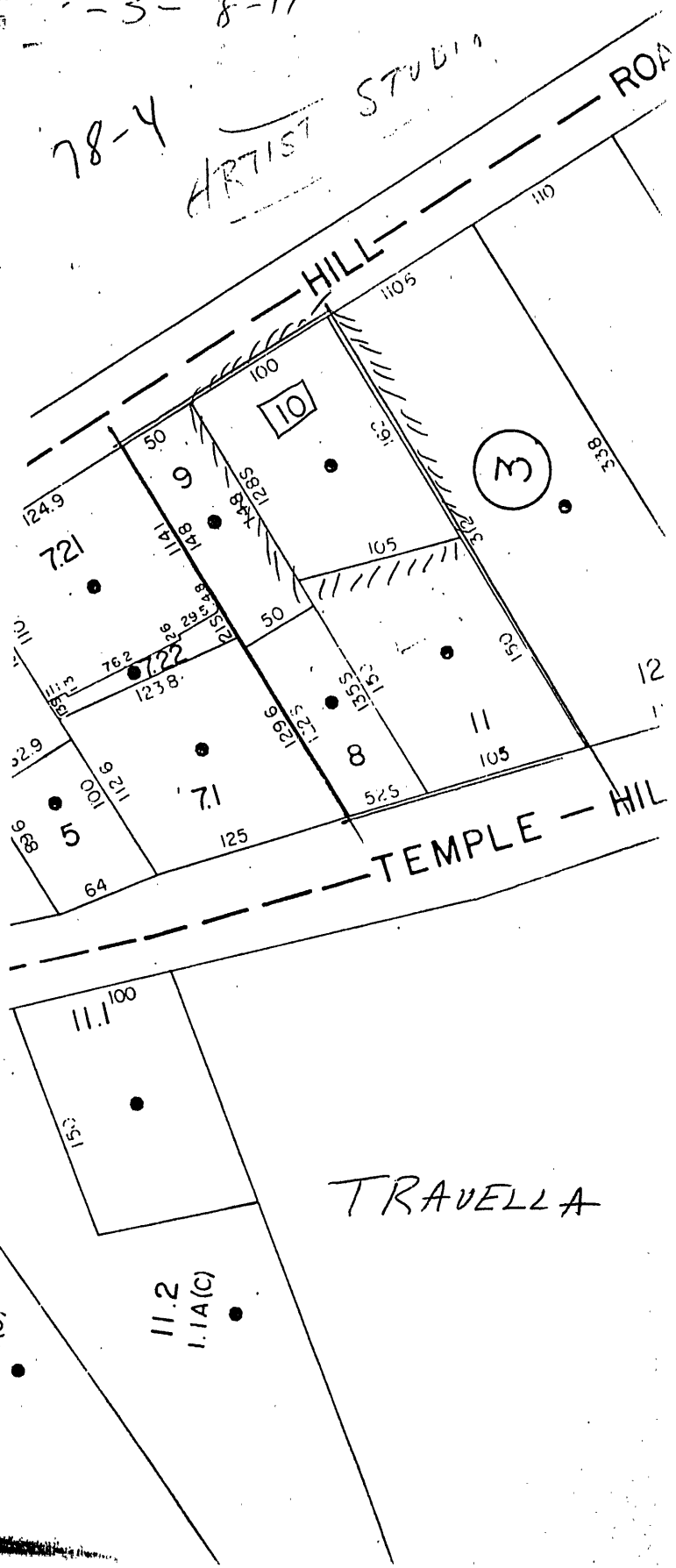
40,000

14,500

25,500 area variance
required

100 foot lot width variance
required

Light Weight Blocks ~ Mason Supplies ~ Face Brick
Manhole & Catch Basin Block



2135
COUNTY — HWY.

245

127

9
2.3A(C)

10
1.5A(C)

11.2
1.1A(C)

TRAVELLA

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of

ADOLPH TARAVELLA

Application #78-4

DECISION GRANTING
AREA VARIANCES

WHEREAS, ADOLPH TARAVELLA, residing at Box 94, Vails Gate, New York, has applied to the Zoning Board of Appeals for area variances to permit construction of a building for use as an art gallery, with insufficient lot size and lot width, located in a "C" zone on Old Temple Hill Road in the Vails Gate area of New Windsor; and

WHEREAS, the applicant seeks the following variances on Lot #10:

25,500 sq. ft. lot area variance and
100 ft. lot width; and

WHEREAS, a public hearing was held on the 23rd day of January, 1978 before the Zoning Board of Appeals at which time no opposition appeared to the application before the Board; and

WHEREAS, notice of public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News, also required by law; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The applicant is seeking 25,500 sq. ft. lot area variance together with a 100 ft. lot width variance on his property known as Lot #10.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following determinations of law in this matter:

1. The variances sought are not substantial in relation to the legally required lot area and lot width.

2. There will be no substantial change in the character of the neighborhood nor a substantial detriment to the adjoining properties.

3. Petitioner purchased the lot at its present size in 1957 prior to the enactment of any zoning ordinance in the Town of New Windsor; there is no land available on either side to enlarge it.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant the above referenced variances to Adolph Taravella to construct his art studio on property known as Lot #10.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant's attorney, the Town Planning Board and the Town Clerk.

Dated: March 27, 1978.

S/ Vincent Bivona
Vice Chairman

(914) 565-8550

January 25, 1978

Mr. Adolph Taravella
P. O. Box 94
Vails Gate, N.Y. 12584

RE: APPLICATION FOR AREA VARIANCES
#78-4

Dear Mr. Taravella:

This is to confirm that your application for an area variance before the New Windsor Zoning Board of Appeals was granted at a regular meeting of the ZBA held on Monday evening, January 23, 1978. Formal decision will follow within the next few months.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr

cc: Howard Collett, Bldg./Zoning Inspector
Town of New Windsor

Ernest Spignardo, Chairman
New Windsor Town Planning Board

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a Public Hearing
pursuant to Section 48-33A of the Zoning Ordinance on the
following proposition:

Appeal No. 4

Request of Adolph Taravella

for a VARIANCE ~~XXXXXXXXXXXXXXXXXXXX~~ of

the regulations of the Zoning Ordinance, to permit
area variance allowing use of his property in its
present size of 14,500 square feet rather than 40,000
square feet as required by the ordinance

being a VARIANCE ~~XXXXXXXXXXXXXXXXXXXX~~

Section 48-12, Table of Bulk Regulations, Col. 4 and 5,

for property situated as follows: OLA TEMPLE HILL RD

Lot #10, Section 65, Town of New Windsor,

Orange County, New York

SAID HEARING will take place on the 23rd day of January, 198,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8:15 o'clock P. M.

MARK STORTECKY
~~MARK~~ Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-4
(Number)

December 29, 1977
(Date)

I. Applicant information:

- (a) Adolph Taravella, Box 94, Vails Gate, N.Y. 561-8757
(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) C Vails Gate 14,500 sq ft
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 1957
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. No

78-4
(Number)

December 29, 1977
(Date)

I. Applicant information:

- (a) Adolph Taravella, Box 94, Vails Gate, N.Y. 561-8757
(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) C Vails Gate 14,500 sq ft
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 1957
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. No
- _____
- _____

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>40,000</u>	<u>14,500</u>	<u>25,500</u>
Min. Lot Width <u>200'</u>	<u>100'</u>	<u>100 ft.</u>
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>40,000</u>	<u>14,500</u>	<u>25,500</u>
Min. Lot Width <u>200'</u>	<u>100'</u>	<u>100 ft.</u>
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

Petitioner purchased the lot at its present size in

1957 prior to the enactment of any zoning ordinance in the Town of New Windsor, there is no land available on either side to enlarge it.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

1957 prior to the enactment of any zoning ordinance in the Town of New Windsor, there is no land available on either side to enlarge it.

☐ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?



VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Petitioner intends to construct a building for use as an
art gallery. This would be a distinct upgrading to the
area, increase the taxability of the property and provide
a much needed service of this type which is currently
lacking in New Windsor.



IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
- ___ Copy of contract of sale, lease or franchise agreement.
- ___ Copy of tax map showing adjacent properties
- ___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ___ Copy(ies) of sign(s) with dimensions.
- ___ Check in amount of \$50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.

- (b) Describe in detail the use and structures proposed for the special permit.

☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Petitioner intends to construct a building for use as an
art gallery. This would be a distinct upgrading to the
area, increase the taxability of the property and provide
a much needed service of this type which is currently
lacking in New Windsor.

☐ IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
- ___ Copy of contract of sale, lease or franchise agreement.
- ___ Copy of tax map showing adjacent properties
- ___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ___ Copy(ies) of sign(s) with dimensions.
- ___ Check in amount of \$50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ___ Other

(Official Use Only)

X. AFFIDAVIT.

Date **December 29, 1977**

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Adolph Taravella
(Applicant)
ADOLPH TARAVELLA

Sworn to before me this

29th day of December 1977.

ALFRED E. CAVALARI
Notary Public in the State of New York
Residing in and for Orange County
Commission Expires March 30, 1977

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

COUNTY OF ORANGE)

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Adolph Taravella

(Applicant)
ADOLPH TARAVELLA

Sworn to before me this

29th day of December, 1977.

Alfred R. Cavalari
ALFRED R. CAVALARI
Notary Public in the State of New York
Residing in and for Orange County
Commission Expires March 30, 1980

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

LOT # 11

LOT #8

TO TEMPLE HILL RD

LOT # 10
14500 SQ. FT.

66'0"

32'0"

SS
46'0"

24'0"

SS
30'0"

5 PARKING
SPACES

STUDIO
11'6" X 13'6"

UTILITY RM.
11'4" X 5'6"

BATH
8'0" X 5'0"

UP

GALLERY
23'4" X 17'4"

36'0"

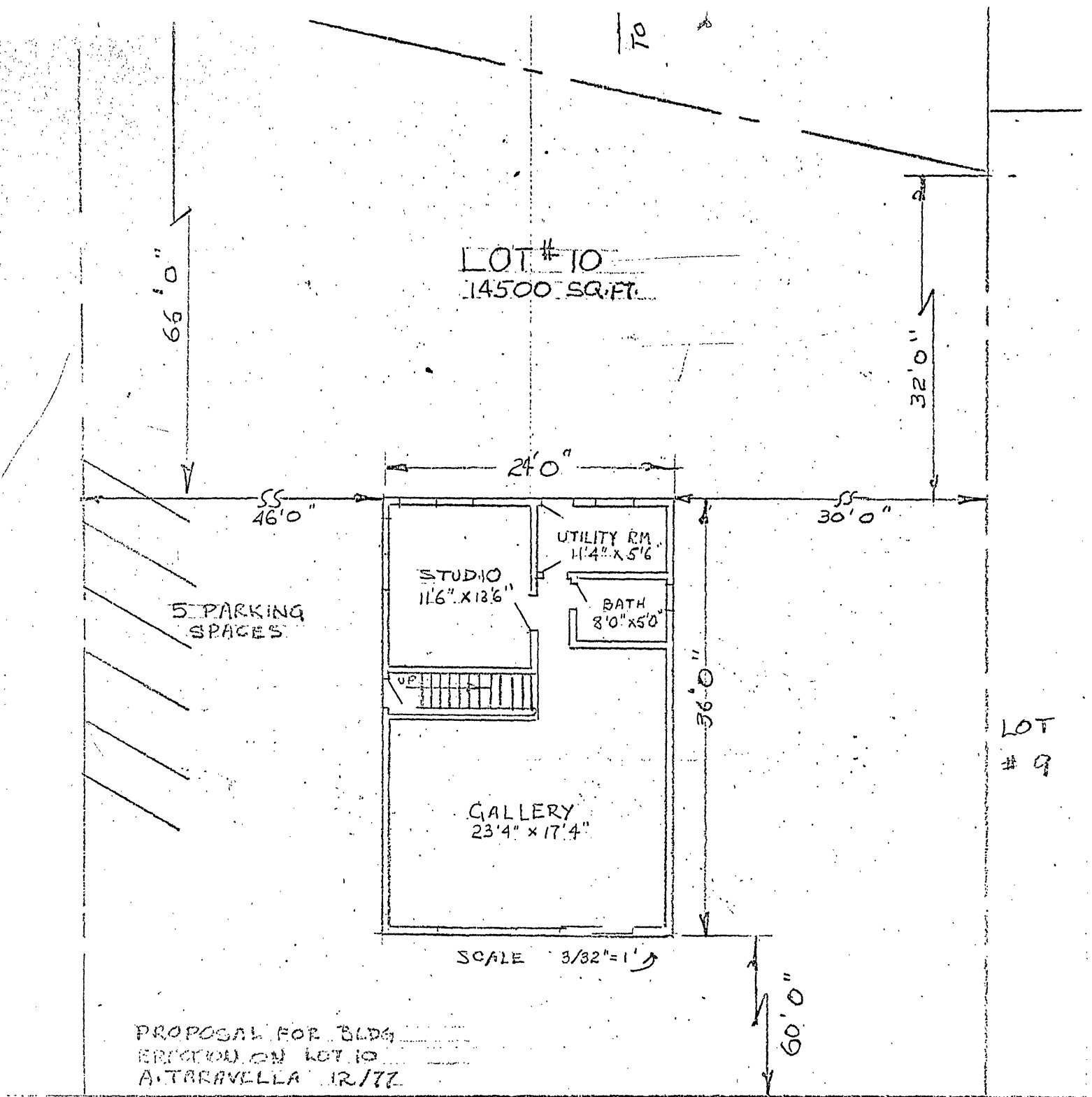
LOT #9

SCALE 3/32" = 1'

60'0"

PROPOSAL FOR BLDG
ERECTOR ON LOT 10
A. TARAVELLA 12/77

OLD TEMPLE HILL ROAD



OLD TEMPLE HILL ROAD

Taravella.

555 Union Avenue
New Windsor, N. Y.
January 4, 1978

Alfred F. Cavalari, Esq.
P. O. Box 276
Vails Gate, N.Y. 12584

RE: APPLICATION FOR AREA VARIANCE - ADOLPH TARAVELLA
#78-4

Dear Mr. Cavalari:

Kindly be advised that I have scheduled Mr. Taravella for a public hearing before the Zoning Board of Appeals on Monday evening, January 23, 1978 at 8:15 p.m. The public hearing notice is enclosed.

This letter is also confirming receipt of the applications, check in the amount of \$50.00 and other accompanying paperwork necessary for preparation of a public hearing.

If I can be of further assistance to you please do not hesitate to call.

Very truly yours,

PATRICIA RAZANSKY
Secretary

/pr

P. S. Congratulations on your appointment as Town Justice!